

Village of Cold Spring Zoning Board of Appeals  
85 Main Street, Cold Spring New York 10516  
Phone (845) 265-3611  
Workshop meeting for Jennifer and Christopher Daly, 19 Garden Street

March 5, 2015

Members present: Chair M. Early; members Alison Anthoine and John Martin

Members absent: Greg Gunder and Ed Murphy

**Christopher and Jennifer Daly, 19 Garden St.**

Paul Henderson and Beth Sigler, Architects, represented the applicants.

The applicant proposed an addition to the south side of the existing residence. Chair M. Early reviewed the 2 ways to interpret the code which will be discussed at the public hearing as follows:

- Small lot provision - with a lot width less than 60 feet decrease required side yard set-back but maintain 4 inches for every foot of width.
- Straight 10 foot set-back on the south side ignoring the north side.
- Paul Henderson noted a third option. Which was if you can conform 4 inches per foot and less than 6 foot you can get have a 7 ½ foot set-back. M. Early noted it must be 7 ½ foot on either side.

The drawings and all submissions were reviewed as well as a list of neighboring properties. Chair M. Early questioned the required lot size written on the worksheet. Chair M. Early will look into the required depth in the code.

The Board received a letter of support from the HDRB stating that it urges the approval of the variance as it appears to be the only arrangement which would allow for a reasonable addition to this unique cottage without visually overpowering it. Chair M. Early noted that the ZBA takes letters from the HDRB into serious consideration.

A public hearing was scheduled for Thursday, March 19, 2015 at 7:P.M.

**Minutes:**

- The minutes of November 20, 2014 were tabled until the next meeting since there were not enough members present to vote on the minutes.
- The minutes of December 4, 2015 were reviewed and revised. A. Anthoine moved to approve the minutes as amended and J. Martin seconded the motion. The revised minutes were approved unanimously.

**Correspondence:**

- Acknowledgement of letter dated February 26, 2015 from Tom and Melany Campanile relative to possible relocation of the post office.
- Budget – A request has been made to retain the same budget line for the new fiscal year as existed for the current budget year.

**Board Business:**

- The Board members reviewed the frequently asked questions as discussed at the last meeting.

J. Martin moved to adjourn the meeting and A. Anthoine seconded the motion. The meeting adjourned at 7:55 P.M.

---

Marie Early Zoning Board of Appeals Chair  
Date